

## 44 Market Street Sydney

### Overview

44 Market Street offers 26 levels of A Grade office space with 1,000sqm typical floor plates and flexible options ranging from small suites to entire floors.

44 Market Street now also boasts a new kind of workspace, SuiteX. Offering flexible spaces and flexible leases, SuiteX presents a unique turnkey layout across 10 design-led suites, with demountable wall systems enabling tenants to retract or expand as needed. Each suite features high-end furniture and furnishings, a private meeting room and a personalised shopfront sign as well as access to a communal kitchen, breakout area and bookable meeting rooms. Lease terms range from six months to two years, with suites available from 6 people.

Positioned in a prime CBD location, 44 Market is surrounded by bustling dining and entertainment precincts, with King Street Wharf, Darling Harbour, Pitt Street Mall and the Queen Victoria Building all a short walk away. 44 Market has the added convenience of Town Hall Station and several bus routes nearby. The building features a contemporary and refurbished foyer.

### Property details

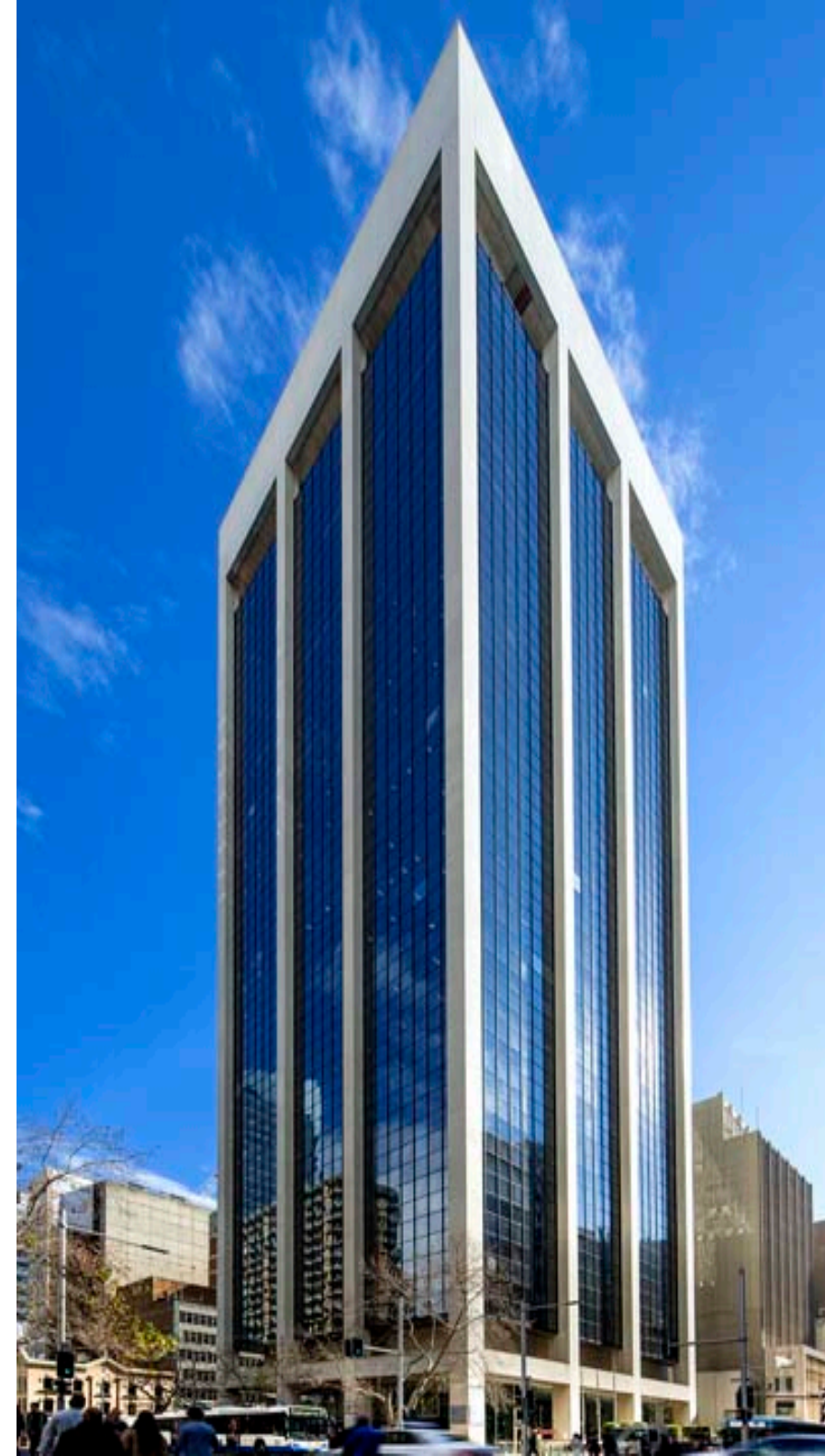
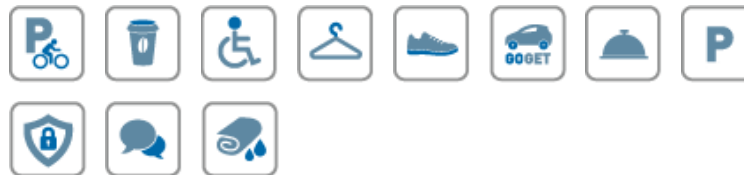
Total NLA (sqm)	Typical floor plate (sqm)	Building grade	NABERS Energy rating
30,100	1,000	A	5
Outgoings (\$/sqm pa)	Car parking	Building back up power	End of trip facilities
\$180	134	Yes	Yes

### Key features

Flexible lease terms available

Modular space planning/demountable walls

Convenient location close to transport



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### Availability

Location	NLA (sqm)	Rent (\$/sqm pa)	Available	Comments
Mezzanine	445	\$900 Gross	Q2 2019	New Mezzanine space available. Subdivisions considered
Suite 2	20	POA	Now	North facing, fully modular suite with 20 workstations and 2 meeting rooms
Suite 9	18	POA	Now	West facing, fully modular suite with 18 workstations and 1 meeting room
Level 15	924	\$900	April 2019	Column free full floor, to be refurbished

### Leasing contacts

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